

Attachment C

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Addendum to Inventory No. M: 26/8 Rose Hill Farm/Bullard Mansion Historic District

This Addendum adds the barn, milk house, and garden to the previously designated Rose Hill Farm/Bullard Mansion Historic District.

Summary

The Rose Hill barn and milk house are typical examples early 20th century agricultural buildings. The barn was used as equipment and general storage and for stabling dairy cows and horses. The milk house, a prototypical example of its building type, was used for cooling and storing milk immediately after milking the cows. The surrounding landscape still remains fairly open, as it was when the it was used as pasture for the cows. Mature trees surround the Rose Hill Mansion and the barn, several trees from an orchard remain to the southwest of the barn, and a length of grapevine sits between the house and barn.



View of barn and milk house from northwest

Description

The c. 1900-1910 Rose Hill barn and attached milk house are located directly to the west of (behind) the Rose Hill Mansion, a single-site Rockville Historic District at 215 Autumn Wind Way. The Rose Hill Farm Historic District currently contains 2.63 acres of land, which includes the mansion and the 66-foot right-of-way of Rose Petal Way from Great Falls Road to Autumn Wind Way. The barn and its attached milk house, which was built as one of the home's outbuildings, is proposed for inclusion in this Historic District as a contributing resource.



North (main) and west facades

The barn faces north and measures approximately 30 feet wide by 50 feet long. It is three bays wide, with two wide side aisles flanking a narrow center aisle, by four bays long. It is sheathed in vertical board and batten rough-sawn lumber and rests on a poured concrete foundation. The roof, which is covered with standing seam metal sheets, has no chimneys or vents, indicating that it is likely a replacement.

Fenestration in the barn consists of large and small door openings and a number of windows lining the long sides of the building. The windows are all six-pane fixed sashes, some of which are re-used from six-over-six sash windows, possibly from the Rose Hill Mansion or a building on the grounds of the former Chestnut Lodge. The windows are arranged two per bay on each side, except in the second bay from the south, where doors rather than windows are present (main floor door on the east side, hayloft door on the west). The northernmost bay on the east side contains the passageway to the milk house.



**South façade
(top)**

**East façade
(bottom)**



The barn has a variety of door types. On the main (north) façade, the larger side aisles on the interior are reflected by two large openings into the building. The east opening is covered by a vertical board and batten sliding door. The west bay has a modern plywood, sectional door with four lights that operates on an overhead track. Between these two large bays is a standard-size board and batten hinged door that provides access to the center aisle. Three similar hinged doors are located in the south façade and one is in the center of the east façade. A pair of board and batten doors is also located on the upper level of the south facade to provide access to the hayloft. A wood sliding door into the hayloft is located on the west facade.

Inside, the structure of the barn is timber frame above the concrete foundation. The sills, posts, and beams are connected by a combination of half notch, nailed, and pegged and unpegged mortise and tenon joinery.



Various internal frame members showing joinery and reuse of timbers. Left to right: Pegged mortise and tenon joint on west wall, notch joints over interior door between aisles, sill plate (reused notched timber) at northeast corner, and a post along the west wall (with exposed mortise).

Many of the members have been reused from an older barn. The newer members tend to be smaller in dimension than the reused hewn timbers. The structure of the hayloft consists of a Queen post truss system, posts continuing from the first floor, corner braces, purlins, and rafters. Most of these members appear to be standard size machine cut lumber.

The main floor has been divided with an interior particleboard partition wall nailed to the posts dividing the eastern and center bay. The floor is exposed concrete on the main level and wood planks for the hayloft. Access to the hayloft is through an opening midway along the east wall via rungs nailed to the wall.

Associated with the barn is a small one-story milk house, which is connected to the barn through a narrow passageway to the east façade at the northeast corner. The passage has a gable roof with a historic paneled door leading into the milk house. The milk house is approximately 15 feet square with a poured concrete foundation. The building has horizontal, rough-sawn weatherboard siding and corrugated metal covering the front gable roof.



Milk house, southeast corner

From the exterior, the milk house is accessed through a six-panel wood door in its south façade. Windows in this small building are a six-over-six double hung sash window on the south façade, a one-over-one wood sash window in the north façade and a two-over-two wood sash window in the east façade. The door and windows are likely re-used elements from the main house. The interior of the milk house has a concrete floor, and concrete walls up to approximately four feet. The upper walls and ceiling are white-washed, beaded tongue-and-groove boards flush on the walls. A concrete trough is located in the floor along the north wall.

Currently, the barn and milk house are in fair condition. There is some termite damage to the sill plates of each building, which may indicate damage to other interior wood members. The roof, doors, siding, foundation, and windows appear to be sound.

Between the Rose Hill Mansion and the agricultural outbuildings is a landscape rich with horticultural significance. The openness of this landscape reflects the formerly agrarian nature of Rose Hill. Planted here are several mature conifer and deciduous trees, the remnants of a fruit orchard, and grape vines believed to have descended from the earliest Catawba grape cuttings obtained from North Carolina.



Grape vines to east of barn

Significance

The Rose Hill barn, milk house, and garden contribute to the overall significance and environment of the Rose Hill Farm/Bullard Mansion Historic District. The barn and milk house are among only a handful of agricultural buildings remaining within the City of Rockville. Their intact and unaltered form, materials, finishes, and remaining open landscape possess a high degree of integrity. Together, the buildings and landscape create the last vestige of the agricultural heritage of the property, which continuously operated as a farm from the 18th into the 20th century. Agriculture, and dairy farming, in particular, are integral to the history and development of Montgomery County. These two buildings and the landscape around them help convey this history.

Narrative History

The barn, milk house, and landscape are associated with the Rose Hill property, once a large farm incorporating 250 acres of land on the north side of Great Falls Road. Over the years, the property has

been reduced in size and little remains of its open agricultural landscape. In the late 1990s, the barn, milk house, and some of the grounds separating it from the mansion were split off from the house and became part of the Chestnut Lodge property. However, the association with the Lodge is long-standing, as both properties were owned by the same family for much of the existence of the barn.

The Rose Hill property was acquired early in the 19th century by Lewis and Eliza Wootton Beall. It is during their ownership that grapes were first cultivated on the property. The remnants of these grapes are still evident in the grapevines that run eastward from the side of the barn towards the house. According to J. Thomas Scharf, the presence of Catawba grapevines at Rose Hill can be traced back to the early decades of the 19th century. Cuttings of the Catawba grape, first discovered in western North Carolina around 1801, are believed to have been transported to Montgomery County before 1816, when they were left by a traveler with Jacob Scholl, an innkeeper in Clarksburg. They appeared at Rose Hill shortly thereafter when Eliza Beall obtained some cuttings from her brother Singleton Wootton, who had, in turn, gotten them from Scholl.¹ The Catawba grape is one of the earliest native American grapes used in wine production, but can also be eaten or made into grape juice, jam, or jelly.

In 1840, the Rose Hill property passed to the Beall sons upon the death of their mother. In 1846, they sold the property, containing approximately 164 acres, to Mary Dunlop Mines, who was the second wife of their stepfather, Reverend John Mines. Mary Mines continued to live on the property with her sister Henrietta until the early 1890s, when it was distributed among their nephews and nieces.

In 1892, a nephew, James Laird sold Rose Hill to Edward Peter, a State's Attorney and judge. Peter sold off 115 acres, retaining the house and the immediate 46.69 acres around it, which were in use for corn production. In 1899, Edward Peter sold this parcel to Dr. Claibourne Mannar, who later became the County Health Officer. In 1912, Dr. Mannar sold five acres of land to Ernest Bullard who ran the adjoining Chestnut Lodge hospital and in 1914, sold the remaining 41 acres to James and Rose Dawson. It is believed that the barn dates to the ownership of Dr. Mannar, as it was on the property when the Dawsons acquired it.²

Given the professional interests of Edward Peter and Claibourne Mannar, it is unlikely that either of them farmed the property, per se. The barn was likely built to house horses, cows, and carriages, as well as tack, feed, and other supplies. It is unknown if the milk house was built before or after the Dawsons purchased the property, but the presence of this building firmly establishes the use of the barn for dairy production.

While the barn reuses lumber from an earlier agricultural outbuilding, stylistically and functionally, it resembles other dairy structures that date to the first two decades of the 20th century. It was during this period that agriculture became more specialized and support buildings followed suit. In addition, farms became smaller, particularly when near towns like the Rose Hill farm. Connections were drawn between health and sanitation, which affected agricultural regulations and necessitated changes in barn design. With the discovery that "the bacteria responsible for tuberculosis can pass through the digestive system [of cattle] and remain active in the airborne dust of manure," the large multi-purpose bank barns of the past were abandoned in favor of smaller, more specialized outbuildings that were

¹ Scharf, J. Thomas. *History of Western Maryland*. Baltimore: Regional Publishing Company, 1968 (reprint of 1882 edition), p. 722.

² Rodgers, Beth. "Life at Rose Hill." *Peerless Rockville Newsletter*, March 2001, p. 3.

designed to be sanitary.³

The overall form, multiple windows, attached milk house, and concrete foundation of the Rose Hill Barn are all in keeping with these design trends and are indicative of a 20th century construction date. It has multiple windows, which allow for light and ventilation, which were thought to reduce the growth of bacteria. It also has a concrete floor, which became the preferred material for flooring as it was easier to clean than wood plank floors. In fact, by the late 1920s, “sanitary regulations imposed in many areas prohibited the use of wooden floors in dairy stables.”⁴

For dairy operations, state and local regulations also “mandated that a sanitary milk storage room be separated from the areas where the cows were milked or stabled.”⁵ Typical small-scale milk houses are described as follows: “On most family-run dairy farms, milk houses are small gable-roofed buildings sheathed with clapboards or shingles. The door is typically on the gable end, and the side walls have small windows....Inside the buildings often have concrete cooling tubs or trenches on one side” to cool the milk cans.⁶ Another publication, written around the same date as the milk house was constructed, states that “for the sake of durability and sanitation, it may be found desirable to build practically the entire structure of concrete.... The inside walls, whether of wood or cement construction, should, of course, be kept as smooth as possible.”⁷ The Rose Hill milk house is consistent with these descriptions. It has a gable roof with a door on the gable end, windows for light and ventilation, concrete walls to about four feet with flush tongue and groove boards above and on the ceiling, and a cooling trench recessed in the concrete floor at the north end. This diminutive building represented the very latest in sanitary dairy design of the period.

The building functioned as a dairy during the ownership of the Dawsons, but was converted to a horse barn after it was purchased by the Dexter, Sr. and Anne Bullard in 1935. The Bullards had lived on the adjacent Chestnut Lodge property, where they ran a facility for the mentally ill, which had begun under the direction of Dexter’s father Ernest Bullard. When the Bullards moved into the Rose Hill Mansion, they may have initially continued to use the barn for dairy production for the hospital, but more likely used the dairy already in use on the hospital grounds. This other dairy barn had an attached silo and was present at the hospital by about 1910. This barn, a photograph of which is on file at Peerless Rockville, served as the main dairy for the hospital. Dexter Bullard, Jr. refers to this other dairy in his reflections on growing up in the hospital environment when he is speaking of the family’s residence on campus, prior to their move to Rose Hill. He recalls there being a “barn and dairy and seven cows.”⁸ This dairy barn was removed or converted to offices in 1959.⁹

By 1945, with the availability of dairy products from local grocers, dairy production had virtually ceased in the vicinity of Rose Hill and Chestnut Lodge. According to a long-time Rockville resident and friend of the Dawson’s daughter, by the early 1940s, the building was being used solely for horse

³ Visser, Thomas Durant. *Field Guide to New England Barns and Farm Buildings*. Hanover: University Press of New England, 1997, p. 97-98.

⁴ *Ibid.*, p. 98.

⁵ *Ibid.*, p. 115.

⁶ *Ibid.*, p. 117.

⁷ Seymour, E.L.D. *Farm Knowledge: A Complete Manual of Successful Farming Written by Recognized Authorities in All Parts of the Country*, Vol. 3. Garden City, NY: Doubleday, Page, & Company, 1918, p. 440.

⁸ Freeman, Walter. *The Psychiatrist: Personalities and Patterns*. New York: Grune & Stratton, 1968, p. 248.

⁹ Worksheet for photograph of barn and silo. On file at Peerless Rockville.

stables and storage.¹⁰ By the late 1960s, it was used for landscaping equipment and other storage, a function it continues to serve today. The Rose Hill barn and milk house were separated by deed from the Rose Hill Mansion in the late 1990s when CPC Health bought the hospital property. Today Rose Hill Mansion is a privately owned residence and the barn belongs to the Washington Waldorf School, which plans on selling the Chestnut Lodge property.

¹⁰ Personal interview with Dotti Rieck, December 3, 2002.